

A regular scheduled meeting of the **Design Review Commission** was held on Thursday, November 9, 2023, at 5:00 p.m., in the James H. Lewellen Board Chambers of Town Hall.

Staff members present were: Assistant Town Administrator, Mr. Adam Hamric; Town Planner, Mr. Jaime Groce; Planner, Mr. Josh Hankins; Planner, Ms. Nabanita Nira; and Administrative Specialist, Sr., Ms. Angela Gizzarelli

Roll Call to establish a Quorum

Hepner	Peeler	Lawrimore	Lawhon	Donhardt	Stamps	Doss
Present	Present	Present	Absent	Present	Present	Absent

Quorum Present

Approval of Minutes

Acting Chair Alderman Stamps asked if there were any changes or corrections to the minutes from the October 12, 2023, meeting.

Hearing none, Acting Chair Alderman Stamps called for a motion.

Motion by Commissioner Lawrimore, and seconded, to approve the minutes from the October 12, 2023, meeting.

Hearing no discussion, Acting Chair Alderman Stamps asked to call the roll.

Roll call:

Peeler	Lawrimore	Lawhon	Donhardt	Stamps	Hepner	Doss
Yes	Yes	Absent	Yes	Yes	Yes	Absent

Motion Approved.

Approval of Agenda

Acting Chair Alderman Stamps asked if there were any additions or deletions to the agenda.

Mr. Groce stated there are no changes to the published agenda.

Acting Chair Alderman Stamps called for a motion to approve the agenda.

Motion by Commissioner Peeler, and seconded, to approve the agenda.

Acting Chair Alderman Stamps asked to call the roll.

Roll call:

Lawrimore	Lawhon	Donhardt	Stamps	Hepner	Peeler	Doss
Yes	Absent	Yes	Yes	Yes	Yes	Absent

Motion Approved.

Citizen Comments

Acting Chair Alderman Stamps asked if there were any Citizen Comments.

Hearing no comments, Acting Chair Alderman Stamps proceeded with the meeting.

Formal Agenda

7. a. Case #223721 – 450 US Highway 72 (NBS Fitness) – Request approval of a waiver of the Design Guidelines related to exterior alterations to an existing building located at 450 US Highway 72.

Mr. Jaime Groce reviewed the Staff report. The Staff Report and exhibits are included in the record. Mr. Groce stated the applicant is requesting a waiver to the Design Guidelines related to painting all sides of the building for a coordinating pallet around its entirety. The building is located at the southeast corner of Highway 72 and Harris street, all four sides of the building are visible to street, parking, and pedestrian traffic. The applicant received approval for the Site Plan Modifications with the Condition of Approval to paint the sides and rear of the building. Staff added the Condition of Approval to have the site remain in conformance with the Design Guidelines.

Acting Chair Alderman Stamps asked if there were any questions for staff.

Discussion ensued about the applicant’s application process; staff communicated the Condition of approval for a coordinating pallet with the ‘Notice to Proceed’ letter.

Acting Chair Alderman Stamps asked for the applicant to come forward.

Ms. Kimberly Hill, 397 W. Poplar Ave, Collierville, TN, came forward stating the application was only for the painting of the front of the building. The sides of the building with EIFS were replaced painted due to damage, the brick was not painted. Ms. Hill stated the Notice to Proceed was received by mail after the permits were pulled and no one in the office noticed the Condition of Approval. Ms. Hill stated that was added on and not provided at the beginning of the application process.

Acting Chair Alderman Stamps asked if there were questions for the applicant.

Discussion ensued that the waiver is being requested due to budgetary reasons.

<p style="text-align: center;">EXHIBITS</p> <p>The staff report and the following:</p> <ol style="list-style-type: none">1. Applicant’s DRC Cover Letter (10/18/23)2. Original Cover Letter & Color Swatches (11/8/22 & 11/11/22)3. Notice to Proceed Letter (11/14/22)4. Staff’s Inspection Photos (7/13/23)5. Staff’s Inspection Letter to Applicant (7/31/23)6. Applicant’s Construction Drawings & Applicant’s
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Discussion ensued about the scope of work when the application was first submitted and what was discussed with staff during the review.

Acting Chair Alderman Stamps asked if there were any additional questions for the applicant or staff.

Acting Chair Alderman Stamps called for a motion.

Motion made by Commissioner Donhardt, and seconded, to recommend approval to the Board of Mayor and Alderman to grant a waiver from the Design Guidelines related to exterior elevation of the existing building located at 450 US Highway 72 to allow the for brick, and metal to remain unpainted 1.

Acting Chair Alderman Stamps called for discussion.

Discussion ensued that the EIFS is new and painted a light grey, the brick on the sides and rear are not painted. The rear of the building is metal and brick, and not painted.

David Allen, 1780 Ghost Creek Dr, Collierville, TN came forward stating the pictures in the presentation were taken one day after the remodel and cleanup was still taking place. Mr. Allen stated there are trees separating his building from 901 Bowling and Gym Stars.

Discussion ensued about how the building is visible from all sides and should have a more cohesive design theme by painting the brick on all sides, side and rear doors, and rear metal siding.

Mr. Groce clarified that there was correspondence with the applicant with the Condition of Approval prior to the building permit being issued.

Hearing no more discussion, Acting Chair Alderman Stamps called for roll.

Roll call:

Lawhon	Donhardt	Stamps	Hepner	Peeler	Lawrimore	Doss
Absent	No	No	No	No	No	Absent

Motion Failed.

Acting Chair Alderman Stamps stated the motion failed and stated the applicant can work with staff to discuss further options.

7. b. Case #232990 – U-Haul Phase 3 – Request approval of a Final Site Plan for Phase 3, which consists of a 17,012-square foot storage building located along Winchester Boulevard. The subject property is located along the east side of Byhalia Road and north of East Winchester Boulevard.

Ms. Nabanita Nira reviewed the Staff report. The Staff Report and exhibits are included in the record. Ms. Nira stated the applicant is requesting approval for the Final Site Plan, U-Haul Phase 3, for a 17,012 square foot storage building. Ms. Nira stated that the

EXHIBITS

- The staff report and the following:
1. Conditions of Approval (11/3/23)
 2. Photograph of site (11/3/23)
 3. Applicant’s Cover Letter (10/17/23)
 4. Applicant’s Exhibits: Site Layout, Landscape Plans, Color Site Rendering, Elevations (10/17/23)
 5. Color Samples (11/3/23)

applicant will have a roll up door on the south elevation with the roll up door being visible from the street. The Design Guidelines state that a roll up door should be located on an elevation that is the least visible from public streets and the color shall match the building wall against which they are located. Ms. Nira stated the applicant will be adding landscaping which at full maturity will screen the unarticulated pre-cast panel used on the south and west elevations.

Acting Chair Alderman Stamps asked if there were any questions for staff.

Discussion ensued about their existing U-Haul building and what materials and colors were used, metal was used, and the paint color was Aesthetic White. The Final Site Plan for Phase 3 will generally match the existing U-Haul building; however, the previous buildings were approved with the previous Design Guidelines.

Discussion ensued about pre-cast concrete material and examples of where it is used in the Town of Collierville.

Discussion ensued about the function of U-Haul Phase 3; the storage facility will be for elevated storage with use of PODs.

Acting Chair Alderman Stamps asked for the applicant to come forward.

Steven Garrett 1700 Rebel Blvd., Jonesborough AK, came forward stating looking forward to getting the project underway and is in agreeance with the Conditions of Approval. Mr. Garrett stated he and the contractor are available for questions.

Greg Carrico, 6363 Poplar Ave, Suite 300, Memphis, TN, came forward stating he is available for questions.

Discussion ensued about the roll up door on the south side, the location and height of the roll up door is what best fits the logistics and need for the elevated storage.

Discussion ensued about the precast panels and the building needing more articulation because of its visibility. The applicant stated the paint color was selected to match the current building as much as possible.

Discussion ensued the proposed landscaping, at maturity, will enhance and screen the south and west elevations.

Acting Chair Alderman Stamps asked if there were any additional questions for the applicant or staff.

Discussion ensued about the need to add to the Condition of Approval for the applicant to work with staff to enhance the façade articulation on the south and west sides of the building.

Hearing none, Acting Chair Alderman Stamps called for a motion.

Motion made by Commissioner Lawirmore, and seconded, to recommend approval to the Board of Mayor and Alderman the Final Site Plan for Phase 3 of U-Haul, subject to the conditions in Exhibit 1.

CONDITIONS OF APPROVAL:

1. This development is subject to all applicable standard conditions of approval as adopted by the Board of Mayor and Aldermen, Resolution 2006-54.
2. Sign applications shall be submitted separately prior to erection of any signage.
3. Prior to issuance of a Certificate of Occupancy for the Phase 3 building, the existing dead or dying plants in Phase 1 and 2 shall be replaced per the approved landscape plans.
4. If the DRC decides the roll-up door is appropriate on the south elevation, the doors shall be painted to match the color of the brick.
5. No outdoor storage is allowed except to the south of building B as approved in Phase 1. Add notes stating this to sheets 5 and 6.
6. Note shall be provided on sheet 19 stating that all planted/landscaped areas in Phase 2 and 3 shall be served with an irrigation system suitable to supply water to all plant materials, including trees, and irrigation plans shall be submitted.
7. Fence permits will be required before any fence is installed.
8. The color of white on pre-cast panels to be warm white, not bright white.
9. The brick shall be clay-fired and match the construction from Phase 1. EIFS brick shall not be used.
10. **The facades shall be further articulated by adding real or faux windows and/or screened with appropriate landscaping, subject to staff approval.**

Acting Chair Alderman Stamps called for discussion.

Hearing none, Acting Chair Alderman Stamps called for roll.

Roll call:

Lawhon	Donhardt	Stamps	Hepner	Peeler	Lawrimore	Doss
Absent	Yes	Yes	Yes	Yes	Yes	Absent

Motion Approved.

7. c. Case #232089 – Marquis Subdivision, Lot 1 (Mt. Pleasant Condominiums) – Request approval recommendation of a Preliminary Site Plan for 24 attached dwellings (multi-family condominiums) on 1.43 acres located east of Mt. Pleasant Road and south of Washington Street.

Mr. Josh Hankins reviewed the Staff report. The Staff Report and exhibits are included in the record. Mr. Hankins stated the applicant is requesting an approval recommendation for a Preliminary Site Plan for 24 attached dwellings. The proposed development will consist of four buildings; two of the buildings will front Mt. Pleasant Road; the remaining two buildings will be smaller in size and are located in the southeast section of the property. The PC recommended a waiver request on November 2, 2023, to allow the front façade zone to be 10-30 feet wide in lieu of the required 15-30 feet. Mr. Hankins stated the applicant is requesting several waivers for consideration of the proposed development; a waiver for a 10-foot landscape buffer along Mt. Pleasant Rd, a minor collector road, to better comply with the front façade zone requirement, which gives less room for landscaping. The applicant is requesting waivers based on the

EXHIBITS
The staff report and the following:
1. PC Example Conditions of Approval (10/27/23)
2. DRC Example Conditions of Approval (10/27/23)
3. Applicant’s Cover Letter (with waiver justifications) (10/25/23)
4. Preliminary Site Plan (8/25/23)
5. Traffic Impact Study (6/30/23)
6. Drainage Narrative (8/25/23)
7. Proximity to Public Parks Map (10/27/23)

proximity to the Historic District, this proposed development is a four-minute walk to the Historic District Town Square Park; one is to reduce the pervious/open space percentage from 30% to 21.7%, the second is to reduce the usable open space from 9% to 5.84%. Mr. Hankins stated the Design Guidelines state that a buildings front door should front the public street, the applicant is requesting a waiver for the main doors to face the central courtyard (a common open space) and not the public street of Mt. Pleasant Rd., the applicant has stated that the sides of the two buildings facing Mt. Pleasant Rd will have decorative walls with wrought iron gates. The applicant is requesting a waiver for all facades to be less than 75% masonry, the applicant's architect has stated that by following the 75% masonry rule, there could be a loss of variation in material which will decrease the building's aesthetics, by following the 75% masonry rule, could necessitate the removal of bay windows which would negatively impact the overall composition. The applicant is requesting a reduction of the landscaping buffer on the eastern property line, which abuts detached residential lots, from 20 feet to 10 feet. Mr. Hankins stated the Design Guidelines state a landscape buffer must contain a fence with masonry columns, which is not shown on the applicant's plans. The applicant is requesting approval for the color of the brick to be painted Eider White, the DRC will need to decide if this paint color is appropriate for this location. Mr. Hankins stated the applicant disagrees with Conditions of Approval 12-17 as they pertain to the waivers requested, upon approval of any of the requested waivers, the DRC will need to strike that waiver from the Condition of Approval. Mr. Hankins stated that Condition of Approval has been added to include a fence on the eastern property line, should the requested waiver for the landscape buffer on the eastern property line be approved, staff wanted to avoid assumption that the fence would also be a part of that waiver.

Acting Chair Alderman Stamps asked if there were any questions for staff.

Hearing none, Acting Chair Alderman Stamps asked for the applicant to come forward.

John McCarty, 198 Progress Rd, Collierville TN, came forward stating the requested waivers pertain mostly to the location of the project being adjacent to the Historic District as well as the uniqueness of the location and shape of the property. The project was designed to be in character with the Historic District as much as possible within the Town's Design Guidelines and follow the Town's Small Downtown Area Plan. Mr. McCarty stated there has been conversation with the neighbor to the eastern property line for additional off-site screening along the eastern property line. Mr. McCarty clarified that there will be additional screening and fencing installed for the eastern property line, the fencing will continue to the north side.

Acting Chair Alderman Stamps asked if there were any questions for the applicant.

Discussion ensued about the requested waiver for elevations to be less than 75%. The average masonry on the front two buildings is 72%, the rear two buildings is 67%. Mr. Groce stated that 75% masonry does not include windows and doors, however, this project's design uses a boxed window design similar to a bay window, that if the DRC agrees this window type could be excluded in the calculation.

Kyle Sledd, 162 Dubre Creek Cove, Collierville, TN, came forward and stated the aesthetics and mixtures of materials were selected based on the architecture and to avoid the project looking like a school or industrial business. Mr. Sledd stated the rear buildings front elevations could be adjusted to increase the masonry percentage.

Andy Carimi, 461 Avon Rd, Memphis, TN, came forward and stated the project is influenced by Old-English arts and crafts architecture of 19th-century. The project was designed to ensure the façades were thought out with materials and proportions. Ms. Carimi stated he agrees with Mr. Sledd and the rear buildings could be adjusted to increase the masonry percentage on the front façades.

Discussion ensued about the slope of the roof line appearing more sloped in two dimensions.

Susan Prather-Sledd, 162 Dupre Creek Cove, Collierville, TN, came forward and stated the design colors were influenced by Alice Beech, AL, the color Eider White used in many of their buildings and can be described as chalky white and not a bright white.

Discussion ensued about alternative paint colors. There is concern that the Edgecomb Grey is too dark and over time would become dirtier in appearance. An alternative color of Alabaster is in likeness to Eider White, however, that is a color that was approved for the Schilling Farms PD, Alabaster is not a paint color approved by the Design Guidelines.

Acting Chair Alderman Stamps asked for any more questions for the applicant, hearing none Acting Chair Alderman Stamps called for Citizen Comment.

Ed Yendrek, 242 Washington, Collierville, TN, came forward and stated the concerns for the project and the multiple waivers, concern for guest parking is not adequate, concern for the height of the four buildings not being appropriate for the size of the lot.

Hearing no more Citizen Comment, Acting Chair Alderman Stamps asked for discussion.

Discussion ensued of the Planning Commission's approved waiver request for the front façade set back.

Discussion ensued on the requested color of Eider White is acceptable for the location near the Historic District, there are existing businesses in the Historic District that are using a similar color of white.

Discussion ensued for the requested waivers for the landscape buffer along Mt. Pleasant Rd and the eastern property line. Including the sidewalks and landscaping in the right-of-way does allow for the 20 feet wide landscape buffer along Mt. Pleasant Rd. Clarification was made by the applicant, we are working with the property owners of the eastern property line to address the concerns of fencing, landscaping, and overall visibility, the property owners on the eastern property line are in agreement for fencing and an additional landscape plan that would allow for a 10-foot-wide landscape buffer on the shared property line.

Discussion ensued and clarification was made that the 75% masonry requirement can be met by excluding the bay windows.

Discussion ensued for the following Conditions of Approval; at least 30% of the gross site acreage shall be pervious area, at least 9% of the gross site acreage shall be usable open space, and buildings 1 and 2 shall have their main entrances facing towards Mt. Pleasant Road, should be stricken, those waivers are approved. Discussion ensued that by approving those waivers the project will remain in the character of the Historic District.

Hearing no more discussion, Acting Chair Alderman Stamps called for a motion.

Motion made by Commissioner Lawrimore, and seconded, to recommend approval of a Preliminary Site Plan for 24 attached dwellings (multi-family condominiums) on 1.43 acres located east of Mt. Pleasant and south of Washington Street, subject to the conditions in Exhibit 2 as amended.

CONDITIONS OF APPROVAL

1. This development is subject to all applicable standard conditions of approval as adopted by the Board of Mayor and Alderman, Resolution 2006-54.
2. All lighting shall meet the Town’s Ordinance 151.190.
3. All electric meters, irrigation controls, and backflow preventers shall have evergreen landscaping.
4. Ensure all upright shrubs have a minimum height of 24 inches at planting.
5. Ensure all spreading shrubs have a minimum spread of 18 inches at planting.
6. Ensure that the plant screenings for mechanical equipment units are tall enough to fully screen. If plant screening is not feasible, paint equipment to match.
7. Ensure trees do not conflict with utility lines and easements.
8. With the Final Site Plan, provide Collierville’s standard Lighting Chart, grid photometric plans, foot-candle average, minimums and maximums, and photometric uniformity ratios light corridors for exit discharge. The photometrics must meet the requirements of the Lighting Ordinance.
9. With the Final Site Plan, ensure light poles and landscaping do not conflict with each other or other utility elements for the site.
10. All light fixtures shall be full cut-off and shielded with the exception of decorative lighting. Denote on the plans that all lights shall be full cut-off. Only “traditional” style fixtures shall be used.
11. With the Final Site Plan, provide a physical material sample board with all the primary materials to be used for this project, to include their colors.
- ~~12. The landscape buffer along Mt. Pleasant shall be 20 feet wide.~~
- ~~13. At least 30% of the gross site acreage shall be pervious area.~~
- ~~14. At least 9% of the gross site acreage shall be usable open space.~~
- ~~15. Building 1 and Building 2 shall have their main entrances facing towards Mt. Pleasant Road.~~
16. All elevations shall be comprised of at least 75% masonry material (brick or stone). **All parts of bay windows can be excluded from the calculations.**
17. The landscape buffer along the eastern border of the subject property shall be ~~20 feet~~ **10 feet** in width and include an opaque 6-foot fence with masonry columns, **with a written agreement of off-site plantings.**
18. With the Final Site Plan, provide retaining wall details.
19. a 6-foot opaque fence with masonry columns shall be installed along the eastern property line.
- 20. The color requested (Eider White) or Alabaster are appropriate.**

Acting Chair Alderman Stamps called for discussion.

Hearing none, Acting Chair Alderman Stamps called for roll.

Roll call:

Donhardt	Stamps	Hepner	Peeler	Lawrimore	Lawhon	Doss
Yes	Yes	Yes	Yes	Yes	Absent	Absent

Motion Approved.

7.d. Case #224139 – Byhalia Commons PD, Area 2 (Market Core), Phase 1 – Request approval of a Preliminary Site Plan for a mixed-use development with 150 attached (multifamily) dwellings located above 84,600 square feet of nonresidential uses on 47.41 acres, west of Byhalia Road and north of Collierville Road.

Mr. Josh Hankins reviewed the Staff report. The Staff Report and exhibits are included in the record. Mr. Hankins stated the Preliminary Site Plan includes the 150 residential loft space units and 84,600 square feet of non-residential retail space, and amenity space. The Byhalia Commons PD will have the remaining PD available for future development. Mr. Hankins stated this phase of development meets the Town's landscaping, lighting, and common open space Design Guidelines. Mr. Hankins stated that staff wanted to share with DRC there is a Minor PD Amendment that is not for voting this evening for changes, there are changes to the PD outline on Byhalia Rd for adding a right turn lane. Mr. Hankins stated the applicant is in agreement with all Condition of Approval but would like clarification on Condition of Approval 4, the applicant would like to expand that to include matching other site elements, like furniture and lighting, as a way of determining bollard colors.

Acting Chair Alderman Stamps asked if there were any questions for staff.

Clarification was made about Condition of Approval 4 has been changed to 'Bollards shall match the color of the building/structure it is adjacent to, or they should be coordinated in design and color with the building and other site furnishings'.

Acting Chair Alderman Stamps asked for the applicant to come forward.

Michael Winter, 5101 Wheelis Dr, Memphis, TN, came forward, stated the project was thought out and worked diligently to comply with Town's Design Guidelines.

Acting Chair Alderman Stamps asked if there were any additional questions for the applicant or staff.

Clarification was made about Byhalia Commons PD Areas 1 and 2.

Discussion ensued about the applicant having the flexibility to match the bollards to building/structure adjacent to Areas 1 and 2.

Discussion ensued about the C-Store project in Area 2, that project has slowed down compared to this project. The C-Store will be asked to match the site furnishings of this project for a cohesive design for the two projects.

Discussion ensued about the Minor PD amendment for the right turn light lane being added based on an updated traffic study resulting in an agreeable change between staff and the applicant to the landscape buffer, setbacks, and signage.

Hearing none, Acting Chair Alderman Stamps called for a motion.

EXHIBITS

The staff report and the following:

1. PC Example Conditions of Approval - Site Plan (10/27/23)
2. PC Example Conditions of Approval-Plat (10/27/23)
3. DRC Example Conditions of Approval-Site Plan (10/27/23)
4. Applicant's Cover Letter-Preliminary Site Plan (8/15/23)
5. Applicant's Cover Letter-Preliminary Plat (8/15/23)
6. Applicant's Cover Letter-Minor PD Amendment (8/11/23)
7. Preliminary Site Plan (8/15/23)
8. Preliminary Subdivision Plat (9/20/23)
9. Minor PD Amendment – Byhalia Commons Outline Plan (8/15/23)
10. Traffic Impact Analysis & Recommendations (4/21/23)
11. Staff Traffic Engineer Memo (10/27/23)

Motion made by Commissioner Peeler, and seconded, to recommend approval of the Preliminary Site Plan for Area 2, Phase 1, of the Byhalia Commons PD, subject to the conditions in Exhibit 3.

CONDITIONS OF APPROVAL

1. This development is subject to all applicable standard conditions of approval as adopted by the Board of Mayor and Alderman, Resolution 2006-54.
2. All lighting shall meet the Town’s Ordinance §151.190.
3. All electric meters, irrigation controls, and backflow preventers shall have evergreen landscaping.
4. ~~Note, all bollards shall match the color of the building/structure it is adjacent to.~~ **Bollards shall match the color of the building/structure it is adjacent to, or they should be coordinated in design and color with the building and other site furnishings.**
5. Ensure all upright shrubs have a minimum height of 24 inches at planting.
6. Ensure all spreading shrubs have a minimum spread of 18 inches at planting.
7. Ensure that the plant screenings for mechanical equipment units are tall enough to fully screen. If plant screening is not feasible, paint equipment to match.
8. Ensure trees do not conflict with utility lines and easements.
9. With the Final Site Plan, provide Collierville’s standard Lighting Chart, grid photometric plans, foot-candle average, minimums and maximums, and photometric uniformity ratios light corridors for exit discharge. The photometrics must meet the requirements of the Lighting Ordinance.
10. With the Final Site Plan, ensure light poles and landscaping do not conflict with each other or other utility elements for the site.
11. All light fixtures shall be full cut-off and shielded with the exception of decorative lighting. Denote on the plans that all lights shall be full cut-off.
12. Show the wall light fixtures on the elevations, to include emergency lighting (if applicable).
13. With the Final Site Plan, provide a physical material sample board with all the primary materials to be used for this project.
14. MLGW requires that trees that mature at less than 20 feet in height be a minimum of 9 feet from all MLGW facilities and trees that mature at a height of greater than 20 feet be at least 15 feet from all MLGW facilities. Adjust any plantings to avoid potential conflicts with overhead lines.
15. Indicate the location of the ground or project sign, including the required evergreen shrubs around the base of the sign and any ground-mounted lighting for the sign.
16. The landscaping plan shall reflect the plantings required in the buffer plates as stipulated on the Outline Plan.

Acting Chair Alderman Stamps called for discussion.

Hearing none, Acting Chair Alderman Stamps called for roll.

Roll call:

Stamps	Hepner	Peeler	Lawrimore	Lawhon	Donhardt	Doss
Yes	Yes	Yes	Yes	Absent	Yes	Absent

Motion Approved.

Other Business:

Acting Chair Alderman Stamps asked if there was any Other Business.

Mr. Groce stated a reminder to reapply for the 2024 Board and Commission by November 22nd.

Discussion ensued the Chick-Fil-A applicant will be seen at the Planning Commission December 7th and that meeting will address the concerns to traffic. Mr. Groce stated the applicant has hosted public neighborhood meetings to answer questions from the residents. The December 14th meeting will include the Chick-Fil-A Preliminary Site Plan at Poplar Ave and Bray Station Rd.

Hearing no further business, Acting Chair Alderman Stamps adjourned the meeting at 7:28 pm.

Angela Gizzarelli, Administrative Specialist, Sr.

APPROVED